

DESCRIPTION OF THE JOHN A. HESSLER LANDS, FIRST DISTRICT,
KENT COUNTY, MD.

Beginning for the same at a point on the northeast side of Shadding Reach Road (40' wide), said point being the southernmost corner of the herein described lands and the northwest corner of the lands of Ralph C. Bateman & Sons, Inc.; and running, thence, by and with the northeast side of said road along a curve the chord of which is N 33 22 W - 49.52', N 39 24 30 W - 106.00' and N 37 35 W - 379.81' to a concrete monument and the lands of William Lowman; thence, by and with said Lowman lands N 51 17 40 E - 842.50' to a concrete monument and the lands of Norborne T. N. Robinson, III; thence, by and with said Robinson lands S 39 59 E 538.73' to a concrete monument marked "CHB 1944" and the lands of Ralph C. Bateman & Sons, Inc.; thence, by and with said Bateman lands S 52 04 46 W - 390.96' and S 51 04 46 W - 474.38' to the place of beginning. Containing in all 10.478 acres of land, more or less.

December 29, 1980.

William R. Nuttle.

Officers

President
F. M. LATHAM, JR., L. S.

Vice Presidents

J. T. LATHAM, L. S.
HARRY E. STURDEVANT, P. E. & L. S.
LEONARD R. MANN, P. E. & L. S.

Surveying Associates

DAVIS C. KIRBY, JR., L. S.
FRANKLIN D. BUCKLER, P. E. & L. S.
RALPH PORIER, P. E. & L. S.
ERNEST L. BELL, JR., L. S.
BEN A. MOORE, JR., L. S.

J. R. McCrone, Jr.

1938 1958

J. R. McCrone, Jr., Inc.

Engineers and Land Surveyors

P. O. BOX 1789

20 RIDGELY AVENUE, ANNAPOLIS, MARYLAND 21404

Annapolis - 267 8621 -- Baltimore - 269-0531 -- Washington - 261 2605

May 25, 1977
2479120

REPLY TO:

Branch Offices:

P. O. BOX C
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535-0949
WASH. 627-3798

P. O. BOX 307
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BOX 650, R. D. 4
CHESTERTOWN, MD. 21620
778-5272
398-1550

BAITO 269-5355
TRAPPE, MD. 21673
476-3206

DESCRIPTION OF 75.01 ACRES OF LAND MORE
OR LESS, PART OF THE LANDS OF AUDUBON
ESTATES, INC., 1ST DISTRICT, KENT COUNTY,
MARYLAND"

BEGINNING FOR THE SAME at a concrete monument found at the intersection of the division line between the lands of James B. Roberts (see E.H.P. 16/329) and the herein described lands, with the easternmost right-of-way line of Shadding Reach Landing Road, a forty (40) foot wide right-of-way;

THENCE, leaving said beginning point so fixed and binding on the division line between the Roberts lands and the herein described lands, North 51°04'46" East 474.38 feet to a concrete monument found;

THENCE, with the Roberts lands and the lands of Norborne Robinson, III et al (see W.H.P. 37/687), North 52°04'46" East 1,462.00 feet to a concrete monument found at the intersection of the division line between the Robinson lands, the lands of John C. Lorenz (see E.H.P. 62/217) and the herein described lands;

THENCE, leaving the Robinson lands and binding on the division line between the Lorenz lands and the herein described lands, the five (5) following courses and distances; South 34°30'55" East 1,315.5 feet to an iron pipe found, South 04°18'58" West 106.30 feet to an iron pipe found, South 48°51'02" West 166.94 feet to an iron pipe found at a point of curvature;

THENCE, binding on the arc of a curve to the right a distance

of 199.39 feet, said curve having a radius of 1,045.31 feet and scribed by a chord of South $54^{\circ}18'55''$ West 199.09 feet to an iron pipe found at a point of tangency and South $35^{\circ}32'55''$ East 34.00 feet to a point;

THENCE, leaving the Lorenz lands and running for six (6) new lines of division through the herein described lands, South $59^{\circ}54'02''$ West 2,059.15 feet to a point on the south side of the existing ten (10) foot wide gravel road leading from Shadding Reach Landing Road to the lands of John C. Lorenz aforementioned, South $63^{\circ}13'39''$ East 40.37 feet to a point, South $57^{\circ}54'43''$ East 232.95 feet to a point, South $01^{\circ}08'46''$ East 483.71 feet to a point, South $04^{\circ}17'15''$ East 55.92 feet to a point and South $09^{\circ}06'12''$ West 87.33 feet to a point in the approximate mean high water line of the Chester River;

THENCE, binding on said water line in a westerly direction 381 feet, more or less, to a point where the easternmost right-of-way line of Shadding Reach Landing Road intersects the aforementioned mean high water line of the Chester River;

THENCE, leaving said water line and binding on the easternmost right-of-way line of Shadding Reach Landing Road, the four (4) following courses and distances, North $01^{\circ}44'59''$ West 668.78 feet to a point of curvature;

THENCE, binding on the arc of a curve to the left a distance of 200.48 feet, said curve having a radius of 8,259.20 feet and scribed by a chord of North $02^{\circ}26'42''$ West 200.47 feet to a point of tangency;

THENCE, North $03^{\circ}08'25''$ West 1,216.72 feet to a point of curvature;

THENCE, binding on the arc of a curve to the left a distance of 120.77 feet, said curve having a radius of 325.95 feet and scribed

Desc. of 75.01 ac.±

a chord of North 13°45'18" West 120.08 feet to the place of beginning. Containing in all 75.01 acres of land, more or less, as surveyed by J. R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors in May of 1977;

BEING a part of that conveyance from Janet J. Hewes to Audubon Estates, Inc., by deed recorded among the Land Record Books of Kent County, Maryland, in Liber E.H.P. 51, folio 322;

SUBJECT to the use in common with others a fifty (50) foot wide right-of-way leading from Shadding Reach Landing Road to the lands of John C. Lorenz aforementioned, as shown on the plat attached hereto.

RECEIVED

DEC 1 3 27 PM '77

CLERK-CIRCUIT COURT
KENT COUNTY

DEC -1-77 A 12 577 ***150.00
DEC -1-77 A 12 636 ***49.50
DEC -1-77 A 12 675 ***9.00

THIS DEED, Made this 30th day of NOVEMBER, 1977, by and between JOHN KEITH LOCKWOOD of Kent County, State of Maryland, of the first part and JOHN A. HESSLER and MARY JANE LINHARD, of Queen Anne's County, State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said John Keith Lockwood does hereby grant and convey unto the said John A. Hessler and Mary Jane Linhard, as Joint Tenants, and to the survivor of them and to the survivor's heirs and assigns, in fee simple.

ALL THAT PIECE, PARCEL OR TRACT OF LAND situate, lying and being in the First Election District of Kent County, State of Maryland, and more particularly described as follows, that is to say

BEGINNING for the same at a stone where this land and Jessie Lakes's land come out to the "Shadding Reach" Road and running North 42.75 degrees West 32.65 perches; thence North 46.75 degrees East 48.90 perches to the land of James R. Jones; thence with the land South 43.25 degrees East 32.65 perches to Jessie Lake's land and thence with said Lake's land 46.75 degrees West 49.90 perches to the beginning; containing 9 acres 3 rods and 37 perches of land, more or less.

BEING the same lands conveyed in a deed from James B. Roberts and Elizabeth Ann Roberts, his wife, unto John Keith Lockwood, dated the 14th day of February, 1975, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 62, folio 72.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

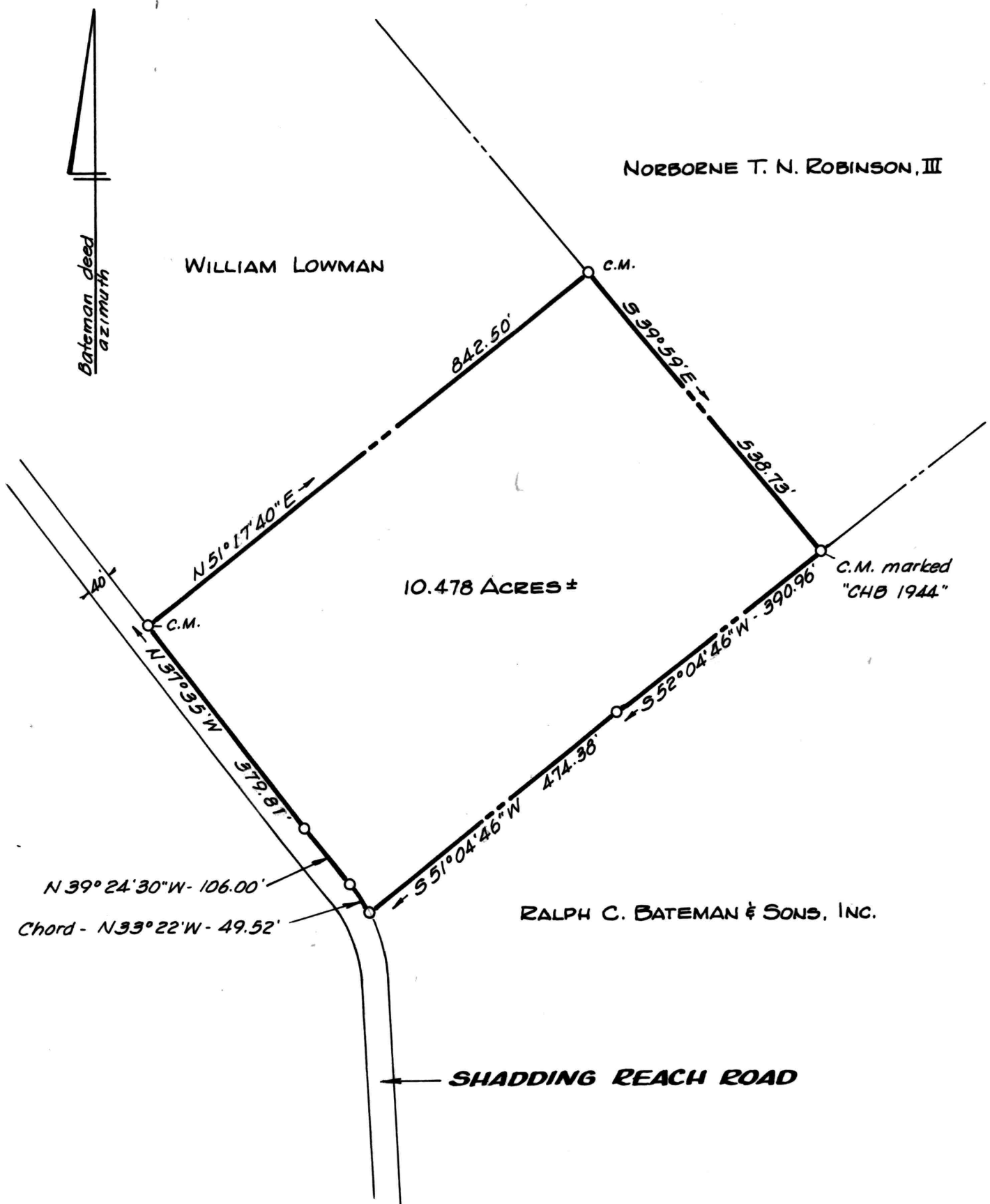
TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages

LAW OFFICES
RASIN AND RASIN
COURT STREET
CHESTERTOWN, MO. 64629

(201) 770-3010

BOOK 077 PAGE 819

Mailed to John A. Hessler 12/9/77



PLAT OF A SURVEY OF THE
JOHN A. HESSLER LANDS
 1ST DISTRICT, KENT COUNTY, MD.

Scale 1" = 200' Dec. 1980.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

C.M. = concrete monument

for Ralph C. Bateman & Sons, Inc.